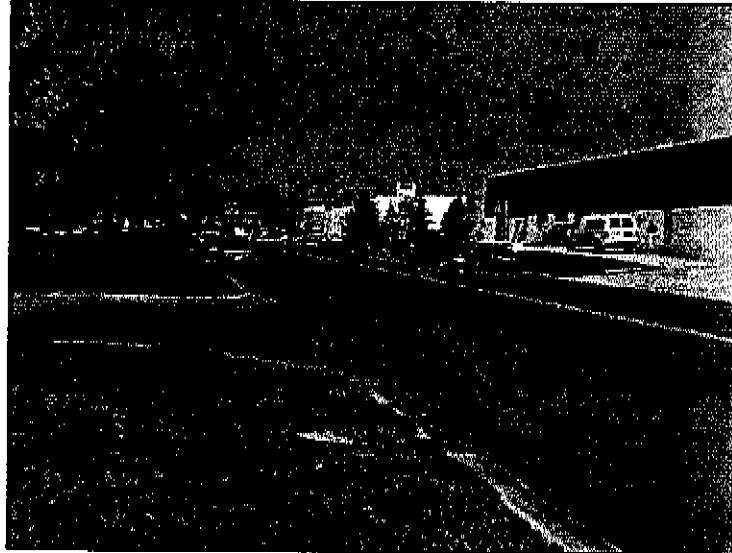


Section VI:

West Aylesbury Road Area: Comprehensive Zoning Map Review



County Council Resolution No. 22-98 (which is reproduced on the following four pages), requests that, in conjunction with making recommendations on amendments to the Baltimore County Master Plan covering the whole Hunt Valley/Timonium area, the Planning Board should also consider possible zoning map changes in the West Aylesbury Road area. The subsequent pages of this section comprise a Log of Issues for a comprehensive zoning map review in response to the Council's request.

As shown on the Issue Map (page 56), the area has been divided into 26 separate issues, each consisting of either a single property or a set of adjoining parcels in common ownership. The Log of Issues identifies the existing zoning, and the recommendations by the County for zoning map changes to implement the land use policies proposed of the HV/T plan.

Through this comprehensive zoning review of the West Aylesbury Road area, it is the intention of the Hunt Valley/Timonium Master Plan to satisfy the need for rezoning for additional retail land for the entire HV/T area.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1998, Legislative Day No. 5

Resolution No. 22-98

Mr. Douglas B. Riley, Councilman

By the County Council, March 2, 1998

A RESOLUTION of the Baltimore County Council authorizing the Planning Board to propose amendments to the Baltimore County Zoning Map in conjunction with the Hunt Valley/Timonium Plan.

WHEREAS, the Baltimore County Master Plan 1989-2000 calls for the preparation of a comprehensive Urban Center Plan for the Hunt Valley - Timonium corridor with full participation by economic interests, County agencies and neighboring communities; and

WHEREAS, the initial response to this directive was the Hunt Valley/Timonium Redevelopment Study which was prepared with the assistance of an Advisory Committee composed of business, development and residential representatives from the area, and other County and State departments and agencies, and was duly adopted by the Planning Board on April 15, 1993; and

WHEREAS, work is now underway, with a similarly broad range of participants, on a new plan to update and replace the 1993 study; and

WHEREAS, during the 1996 comprehensive zoning process, decisions on certain reclassification issues in the southern part of the Timonium area were deferred pending completion of further planning studies; and

WHEREAS, the forthcoming Hunt Valley/Timonium Plan could, with prior authorization by the County Council, make recommendations regarding zoning, thereby avoiding unnecessary delay until the next comprehensive zoning cycle; and

WHEREAS, it is the County Council's intent to assure that the full range of opportunities will be available to the Council for timely implementation after receiving the new Hunt Valley/Timonium Plan from the Planning Board.

NOW, THEREFORE BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that pursuant to County Code Section 26-123(b), the Baltimore County Planning Board be and it is hereby authorized, in conjunction with the preparation and adoption of revisions and updates to the Master Plan pertaining to the Hunt Valley/Timonium area, to review the zoning maps in effect in the area delineated on the map attached hereto as Exhibit A and made a part of this Resolution and to recommend such comprehensive revisions to the area on the map as the Board may deem advisable.

R02298.

READ AND PASSED this 16th day of March, 1998.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

S. O. Samuel Moxley
Chairman, County Council

ITEM: Resolution 22-98

**Map To Accompany
Council Resolution
No. 22-98**



NORTH

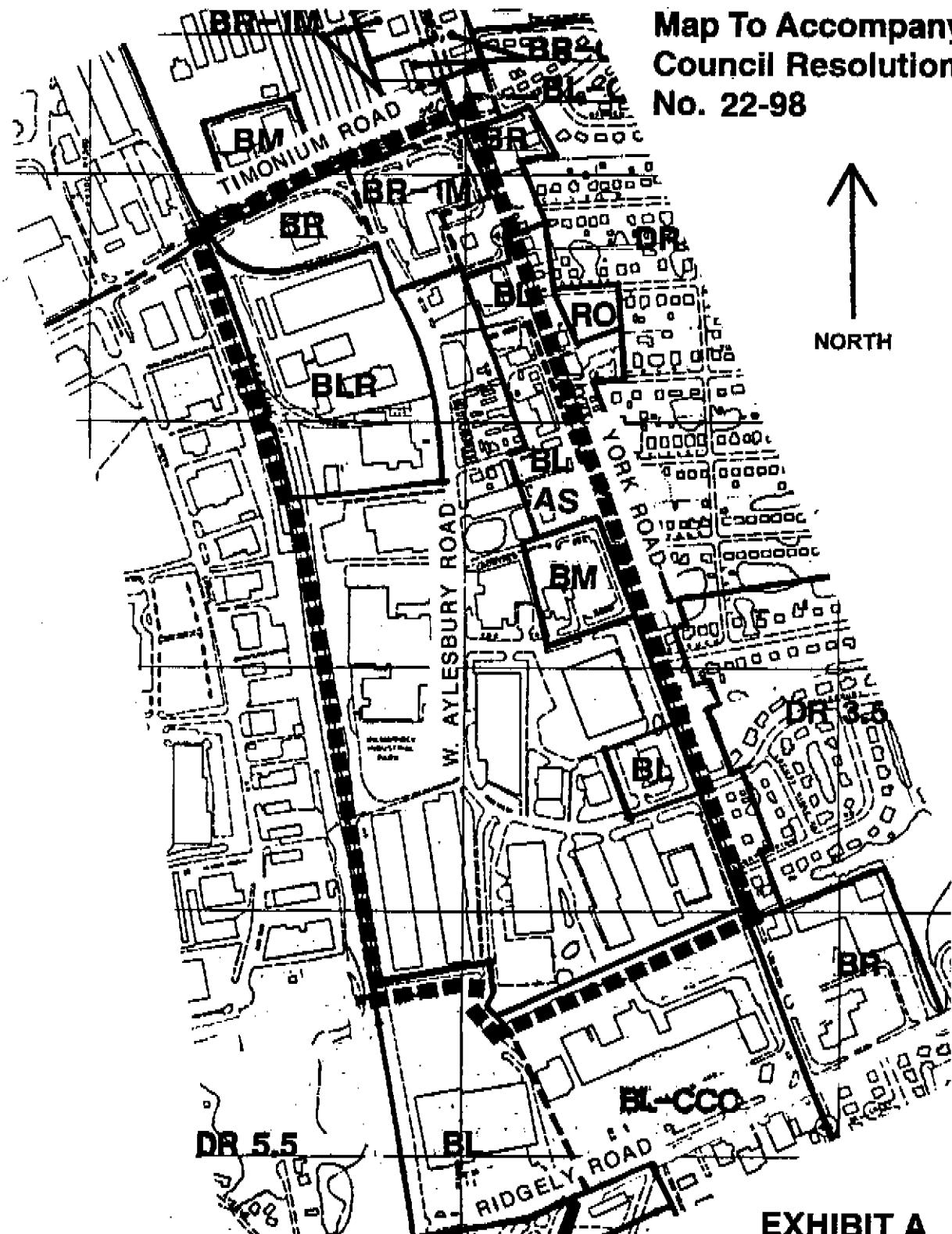
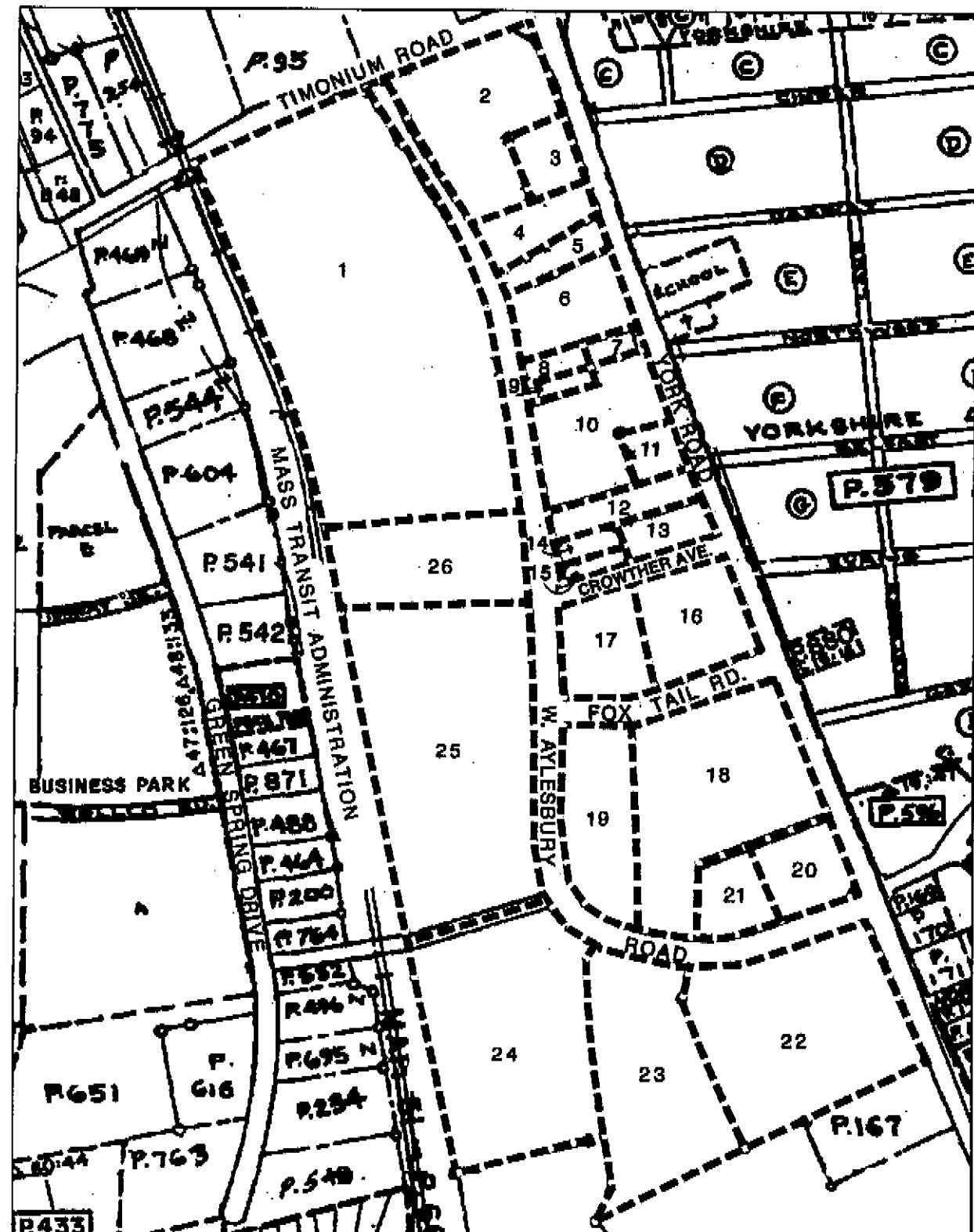


EXHIBIT A

0 100 300 600



West Aylesbury Road Area
1998 Comprehensive Zoning Issue Map

HUNT VALLEY-TIMONIUM PLAN

July 9, 1998

COMPREHENSIVE ZONING ISSUES PLANNING BOARD RECOMMENDATIONS

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HWT-01	STEBBINS- ANDERSON CO INC	25 W AYLESBURY RD	BR	BLR	BLR	BLR	
			BLR				
			TOTAL ACRES	15.39 ACRES	TOTAL ACRES	15.39 ACRES	TOTAL ACRES
HWT-02	MARTIN P	2080 YORK ROAD	BR/IM	BM	BM	BR/IM	
			BR/IM				
			TOTAL ACRES	1.54 ACRES	TOTAL ACRES	1.54 ACRES	TOTAL ACRES
HWT-03	ST JOSEPHS CATHOLIC CHURCH	2070 YORK ROAD	BR	BR	BR	BR	
			BR				
			TOTAL ACRES	0.22 ACRES	TOTAL ACRES	0.22 ACRES	TOTAL ACRES

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES		STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
				BL	BL			
HVT-04	2066 YORK ROAD PARTNERSHIP	2066 YORK ROAD	BL	BL	BL	BL	BL	BL
			ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM
			TOTAL ACRES	0.98	TOTAL ACRES	0.98	TOTAL ACRES	0.98
HVT-05	GENE & LOUISE RANLL	2060 YORK ROAD	BL	BL	BL	BL	BL	BL
			ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM
			TOTAL ACRES	0.68	TOTAL ACRES	0.68	TOTAL ACRES	0.68
HVT-06	MERCANTILE SAFE DEPOSIT & TRUST CO	2050 YORK ROAD	BL	BL	BL	BL	BL	BL
			BLAS	BLAS	BLAS	BLAS	BLAS	BLAS
			ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM
			TOTAL ACRES	1.06	TOTAL ACRES	1.06	TOTAL ACRES	1.06

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HVT-07	JONATHAN & JENNIE KIM	2046 YORK ROAD	BL-AS	BLR	BLR	BLR	
			TOTAL ACRES	0.2	TOTAL ACRES	0.2	TOTAL ACRES
HVT-08	VINCENT & MARIE PIPTONE	26 AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	
			TOTAL ACRES	0.3	TOTAL ACRES	0.3	TOTAL ACRES
HVT-09	WILLIAM A CROWTHER ET AL.	ES AYLESBURY RD, N OF CROWTHER AVE	ML-IM	BLR	BL	BL*	
			TOTAL ACRES	0.29	TOTAL ACRES	0.29	TOTAL ACRES

* Recommendation is contingent upon the completion of agreements between property owners and the relevant community organization relating to design standards, uses and scale of future development of these properties.

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HVT-10	YORK AYLESBURY LLC/PETER ANGELOS	2044 YORK ROAD	BL-AS	BLR	BM	BM*	
			ML-IM				
				TOTAL ACRES	4.65 TOTAL ACRES	4.65 TOTAL ACRES	4.65 TOTAL ACRES
HVT-11	DURON INC	2020 YORK ROAD	BL-AS	BLR	BM	BM*	
				TOTAL ACRES	1.33 TOTAL ACRES	0.53 TOTAL ACRES	0.53 TOTAL ACRES
HVT-12	CAMPDAY PARTNERSHIP	2010 YORK ROAD	BL-AS	BLR	BM	BM*	
			ML-IM				
				TOTAL ACRES	0.98 TOTAL ACRES	0.98 TOTAL ACRES	0.98 TOTAL ACRES

* Recommendation is contingent upon the completion of agreements between property owners and the relevant community organization relating to design standards, uses and scale of future development of these properties.

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HVT-13	BK REALTY	2000 YORK ROAD	BLR	BLR	BLR	BLR	
			TOTAL ACRES	0.63	TOTAL ACRES	0.63	TOTAL ACRES
HVT-14	KB OF BALTIMORE INC	20 CROWTHER AVE	MLIM	BLR	BLR	BLR	
			TOTAL ACRES	0.15	TOTAL ACRES	0.25	TOTAL ACRES
HVT-15	AYLESBURY LTD PARTNERSHIP	20 CROWTHER AVE	MLIM	BLR	BLR	BLR	
			TOTAL ACRES	0.59	TOTAL ACRES	0.59	TOTAL ACRES

* Recommendation is contingent upon the completion of agreements between property owners and the relevant community organization relating to design standards, uses and scale of future development of these properties.

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HVT-16	1924 YORK ROAD LLC	1924 YORK ROAD	BM	BLR	BM	BM	
			TOTAL ACRES	2.29 ACRES	TOTAL ACRES	2.29 TOTAL ACRES	
HVT-17	KILMARNOCK REALTY/SELF STORAGE LLC TIMONIUM	16 W FOX TAIL ROAD	ML-IM	ML-IM	ML-IM	ML-IM	
			TOTAL ACRES	1.96 ACRES	TOTAL ACRES	1.96 TOTAL ACRES	
HVT-18	KILMARNOCK ASSOCIATES LIMITED PARTNERSHIP	1920 YORK ROAD	ML-IM	BLR	BM	BM*	\$0.02
			ML-IM	ML-IM	ML-IM	ML-IM	0.98
			TOTAL ACRES	5.9 ACRES	TOTAL ACRES	5.9 TOTAL ACRES	

- Recommendation is contingent upon the completion of agreements between property owners and the relevant community organization relating to design standards, uses and scale of future development of these properties.

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES	PROPOSED ZONING AND ACRES	STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
HVT-19	FOXTAIL LTD PARTNERSHIP	10 AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	
		TOTAL ACRES	3	TOTAL ACRES	3	TOTAL ACRES	3
HVT-20	RECENT DEVELOPMENT CO	1900 YORK ROAD	BL	BLR	BLR	BL	
		TOTAL ACRES	1.46	TOTAL ACRES	1.46	TOTAL ACRES	1.46
HVT-21	LRS GROUP LLC	4 W AYLESBURY ROAD	ML-IM	BLR	BLR	BLR	
		TOTAL ACRES	1.12	TOTAL ACRES	1.12	TOTAL ACRES	1.12
HVT-22	YORK-SUDGELY JOINT VENTURE	1830 YORK ROAD	ML-IM	ML-IM	ML-IM	ML-IM	
		TOTAL ACRES	6.97	TOTAL ACRES	6.97	TOTAL ACRES	6.97
HVT-23	SKF USA, INC.	5 AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	
		TOTAL ACRES	5.31	TOTAL ACRES	5.31	TOTAL ACRES	5.31

ISSUE #	OWNER	LOCATION	EXISTING ZONING AND ACRES		PROPOSED ZONING AND ACRES		STAFF RECOMMENDATIONS	PLANNING BOARD RECOMMENDATIONS	COUNTY COUNCIL DECISIONS
			ML-IM	ML-IM	ML-IM	ML-IM			
HWT-24	LEROY MERRITT	9 AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	
			TOTAL ACRES	7.1	TOTAL ACRES	7.1	TOTAL ACRES	7.1	TOTAL ACRES
HWT-25	DIA- AYLESBURY LTD PARTNERSHIP	15 W AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	
			TOTAL ACRES	10.49	TOTAL ACRES	10.49	TOTAL ACRES	10.49	TOTAL ACRES
HWT-26	ALEMITE CO OF MD	21 W AYLESBURY ROAD	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	ML-IM	
			TOTAL ACRES	3.34	TOTAL ACRES	3.34	TOTAL ACRES	3.34	TOTAL ACRES
Grand Total:									80.03